

**MINUTES OF HISTORICAL ADVISORY BOARD  
SPECIAL MEETING OF THURSDAY, MARCH 10, 2005  
COUNCIL CHAMBERS, CITY HALL  
2263 SANTA CLARA AVENUE – 7:00 PM**

Vice Chair Anderson called the meeting to order at 7:00 pm. Secretary Altschuler called the roll.

MEMBERS PRESENT: Vice-Chair Anderson, Boardmembers Miller & Lynch.

MEMBERS ABSENT: Chair McPherson, Boardmember Tilos.

STAFF PRESENT: Secretary Altschuler, Allen Tai, Planner III,  
Recording Secretary Debbie Gremminger.

MINUTES:

M/S (Lynch, Miller) to approve the Minutes of the Regular Meeting of February 3, 2005 with corrections. 3-0-2.

Ayes: 3; Noes: 0; Absent: 2; Motion carries.

AGENDA CHANGES AND DISCUSSIONS:

None.

WRITTEN COMMUNICATIONS: (Discussion only)

None.

ACTION ITEMS: (Discussion/Action)

1. CA05-0003 320 Pacific Avenue - The applicants request a Certificate of Approval to removal a Coast Live Oak tree. The tree has a 24" diameter and large low-angled trunks that extend across the property line. The application also includes a request to partially demolish an existing 622 square-foot, pre-1942 building as part of a new proposal to construct a single-family residence on the property. The site is located at 320 Pacific Avenue, within an R-4, Neighborhood Residential Zoning District.

Allen Tai, Planner III, was present and briefly reviewed the staff report as presented. He informed the Board that the property owner is requesting a Certificate of Approval for two items. The first is to allow the removal of a Coast Live Oak tree that is located along the western edge of the property. The second request involves the partial demolition of the existing single-family dwelling.

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Mr. Tai stated that the applicants are proposing to raise the existing structure in order to integrate a new single-family dwelling into the existing structure. The construction will involve removal of the existing front façade of the building as well as the front portion of the roof. This matter is brought before this Board because it involves partial demolition of a structure built prior to 1942.

Staff feels that there is no evidence that the structure exhibits any architectural or historical merit and that the proposed project will be more consistent with the adjacent homes than the existing building. Therefore, Staff recommends that the Board approve the Certificate of Approval as stated in the draft Resolution.

Vice Chair Anderson opened the floor for public comment.

Ivan Chiu, Architect, stated that the tree should be removed because one trunk is leaning over the fence toward the adjacent property while another is leaning toward the existing structure. At the recommendation of the arborist, the applicant wishes to remove the existing Oak in order to eliminate the possibility of the tree causing damage to the neighboring property. Mr. Wong also informed the Board that the proposed design intends to keep the Craftsman style appearance and to preserve salvageable portions of the existing building by incorporating the structure into the rear of the new building.

Vice Chair Anderson closed public comment and opened Board discussion.

Boardmember Lynch stated that she visited the property and feels that the tree does look sick. She also feels that the existing structure should not be considered a historic resource. She also feels that this structure should not be referred to as a “craftsman” style because there are no “craftsman” style elements on the existing or proposed structure.

Vice Chair Anderson asked if the old house is structurally sound enough to support the proposed new house.

Mr. Chiu stated that the detail of the design has not yet been looked into. He does not anticipate any problems.

Mr. Tai stated that lifting and moving the house is considered necessary to comply with setback standards. If the house were completely demolished then several variances would be required.

Mr. Miller asked if the neighbors were ok with this project.

Mr. Tai stated that there were no comments as of yet.

Vice-Chair Anderson stated that one of the conditions of the Resolution states that the applicant must replace the removed tree with two new trees. She is concerned that the lot cannot support two 15 gallon Oak trees. Would it be possible for the Board to require the applicant plant one Oak tree and another type of tree?

Mr. Tai explained to the Board that the reason for replacing one Oak tree with two Oak trees is that most likely only one will survive.

Ms. Altschuler added that the requirement of two Oak trees was a decision of this Board many years ago. Not every tree will survive. This just ensures that each tree that is removed will be replaced.

M/S (Lynch, Miller) to approve the Certificate of Approval, for the removal of one Coast Live Oak Tree as stated in the draft Resolution. 3-0-2.

Ayes: 3; Noes: 0; Absent: 2; Motion carries.

M/S (Lynch, Miller) to approve the Certificate of Approval, for the partial demolition of an existing 622 sq. ft. residence at 320 Pacific as stated in the draft Resolution. 3-0-2.

Ayes: 3; Noes: 0; Absent: 2; Motion carries.

**REPORTS:**

None.

**ORAL COMMUNICATIONS:**

Boardmember Lynch attended the Special Planning Board workshop on March 3<sup>rd</sup> regarding Alameda Point and she is concerned that the Flight Tower is not included in the Historic District and would like staff to agendize this for a future meeting.

**STAFF COMMUNICATION:**

None.

**ADJOURNMENT:**

M/S (Lynch/Miller) to adjourn the meeting at 7:53 pm.

Respectfully Submitted by:



Judith Altschuler, Secretary  
Historical Advisory Board

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